



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

September 13, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY
SUPERVISORIAL DISTRICT 4-AGREEMENT 2489
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by the City of Bellflower (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE OF RECOMMENDED ACTION

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970, as indicated on Attachment "A". Exhibit "A", attached to each agreement, indicates the legal description and selling price of the parcel.

Upon approval, the enclosed agreement and copy are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of this agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The property described in this letter will be acquired by one public agency. The agreement is with the City of Bellflower, which intends to utilize this property for the development of a public park.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2005/2006 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your

The Honorable Board of Supervisors
September 13, 2005
Page 3

information. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached agreement form, the Department of the Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

By 

ANTHONY YAKIMOWICH
Chief Deputy

MJS:DJD:MD:sr
D:/ BOS LTR - Agreement 2489 City of Bellflower-091308

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller

ATTACHMENT "A"

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. GATLY
TAX COLLECTOR

November 17, 1970

W. T. KIRBY
DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173

NOV 24 1970



JAMES J. BOARDMAN
EXECUTIVE OFFICER

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

Board of Supervisors - Page 2 - November 17, 1970

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,



HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE
FOURTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2489

AGENCY

City of Bellflower
Public Agency

Selling price of this parcel
shall be \$15,330.00

Public Agency intends to utilize this
property for the development of a
public park.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
4th	CITY OF BELLFLOWER	6275-023-007	\$ 15,330.00

AGREEMENT NUMBER 2489

CITY OF BELLFLOWER

FOURTH SUPERVISORIAL DISTRICT



CITY OF BELLFLOWER

16600 Civic Center Drive
Bellflower, California 90706-5494
(562) 804-1424 ♦ FAX: (562) 925-8660
<http://www.bellflower.org>

FEB 11 2005

February 10, 2005

County of Los Angeles
Treasurer and Tax Collector
Attn: Chapter 8 Unit
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051-0102

DISTRICT # 4
AGREEMENT # 2489

RECEIVED BY
JOCELYN SUMIYOSHI

**Re: Request for Property Acquisition Through Chapter 8 Agreement
Assessor's Parcel Number 6275-023-007**

Dear Chapter 8 Unit staff:

The City of Bellflower (City) hereby submits its request to acquire title to tax defaulted property for public purposes. The City is interested in acquiring the following parcel through a Chapter 8 Agreement:

Assessor's Parcel Number: 6275 023 007

Proposed Use: Needed for the development of a public park (Bellflower Riverview Park).

In order to meet State of California Resources Agency grant requirements for the development of the Bellflower Riverview Park, the City must acquire title to the aforementioned parcel by December 31, 2005. The City looks forward to working with Chapter 8 Unit staff to meet these grant requirements.

Enclosed for your review is a letter from the Los Angeles County Public Works Department, dated March 1, 2004, consenting to the City's acquisition of the aforementioned parcel for the Bellflower Riverview Park.

The City's mission statement is:

"To protect and enrich the quality of life to make Bellflower an excellent place to live, work and play."

If you have any questions regarding this request, you may contact me at (562) 804-1424, extension 2270.

Sincerely,

Brian R. Smith
Assistant Director of Public Works

Enclosure

Doc 111655

DOROTHY R. KING
Mayor

RANDY BOMGAARS
Mayor Pro Tem

SCOTT A. LARSEN
Council Member

JOHN K. PRATT
Council Member

RAY T. SMITH
Council Member

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Bellflower
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by tax agency/revenue district to preserve its lien
- ☐ Purchase by tax agency/revenue district to use parcel(s) for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- ☒ Purchase by taxing agency for public purpose
- ☐ Purchase by State, county, revenue district or redevelopment agency for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

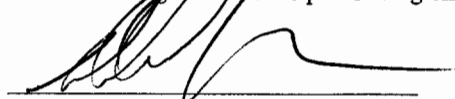
C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate document (e.g. Exhibit A) and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 6275-023-007
3. State the purpose and intended use for *each* parcel: Public Park

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer



Authorizing Signature
Michael J. Egan

City Administrator

Title

3/28/2005

Date



CITY OF BELLFLOWER

16600 Civic Center Drive
Bellflower, California 90706-5494
(562) 804-1424 ♦ FAX: (562) 925-8660
<http://www.bellflower.org>

March 30, 2005

Certified No. 7004 2510 0000 3313 3660
Return Receipt Requested

Ms. Inez Duarte, Chapter 8 Unit
County of Los Angeles
Treasurer and Tax Collector
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051-0102

RE: Tax Defaulted Property - Bellflower Agreement File No. 51.60; County
Agreement No. 2489

Dear Ms. Duarte:

Formal action was taken by the City Council of the City of Bellflower at its Regular Meeting of March 28, 2005, to adopt Resolution No. 05-18 approving Bellflower Agreement File No. 51.60 with the Los Angeles County Board of Supervisors for the Purchase of Tax Defaulted Property. Enclosed please find a certified copy of Resolution No. 05-18.

Also enclosed please find two original copies of the agreement. Please have both originals signed where indicated. Once executed, please return the original agreement to the City of Bellflower at the address listed below. The other original is for your files.

Debra D. Bauchop, City Clerk
City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706

If you have any questions or need additional information, please contact Assistant Director of Public Works Brian Smith.

Sincerely,

Debra D. Bauchop, CMC
City Clerk

Enclosures

cc: Brian Smith, Assistant Director of Public Works

RECEIVED BY
ELIZABETH PITTMON

4-13-06

Document No. 115344

DOROTHY R. KING
Mayor

RANDY BOMGAARS
Mayor Pro Tem

SCOTT A. LARSEN
Council Member

JOHN K. PRATT
Council Member

RAY T. SMITH
Council Member

CITY OF BELLFLOWER

RESOLUTION NO. 05-18

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF BELLFLOWER APPROVING AGREEMENT
FILE NO. 51.60 (COUNTY AGREEMENT FILE NO.
2489) WITH THE LOS ANGELES COUNTY BOARD
OF SUPERVISORS FOR THE PURCHASE OF TAX
DEFAULTED PROPERTY SUBJECT TO POWER TO
SELL AT APN 6275-023-007**

WHEREAS, the City of Bellflower (City) has been awarded grant funds under the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000 (Grant) for the development of the Bellflower Riverview Park Project (Project); and

WHEREAS, the Project area contains private property at APN 6275-023-007 in tax default status; and

WHEREAS, under the Grant's condition's, the City must attain title to the tax defaulted parcel by December 31, 2005; and

WHEREAS, pursuant to the provisions of Chapter 8, Part 6, Division 1 of the Revenue and Taxation Code of the State of California, Public Agencies may acquire title to Tax Defaulted Properties Subject to the Power of Sale for public purposes; and

WHEREAS, the City submitted a Letter of Request for Property Acquisition to the County of Los Angeles Treasurer and Tax Collector (TTC); and

WHEREAS, the TTC has provided the City an Agreement and Application to Purchase Tax Defaulted Property Subject to Power to Sell; and

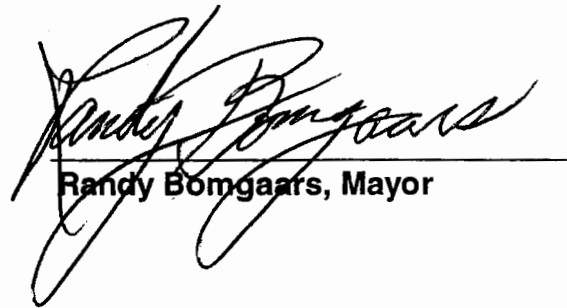
WHEREAS, the City Council of the City hereby determines that the public interest, convenience and necessity require that the City acquire title to Tax Defaulted Property Subject to Power to Sell at APN 6275-023-007 for public park purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AS FOLLOWS:

SECTION 1. Agreement File No. 51.60, attached hereto and made a permanent part hereof, is hereby approved by the City Council of the City of Bellflower and the City Administrator, or his duly appointed representative, as agent of the City, is hereby authorized to execute the Agreement and Application to Purchase Tax Defaulted Property Subject to Power to Sell, and any other documents that may be necessary to complete the acquisition of tax defaulted property, on behalf of the City.

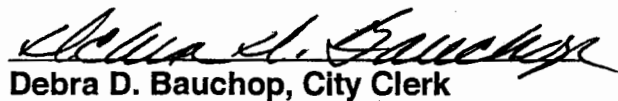
SECTION 2. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Bellflower and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER ON THIS 28th DAY OF MARCH 2005.



Randy Bomgaars, Mayor

Attest:




Debra D. Bauchop, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS
CITY OF BELLFLOWER)

I, **Debra D. Bauchop**, City Clerk of the City of Bellflower, California, do hereby certify under penalty of perjury that the foregoing Resolution No. 05-18 was duly passed, approved, and adopted by the City Council of the City of Bellflower at its Regular Meeting of March 28, 2005, by the following vote to wit:

AYES: Council Members – King, Larsen, Pratt, Smith and Mayor Bomgaars

Dated: March 29, 2005

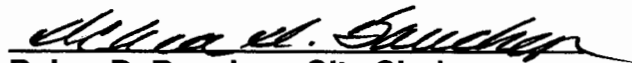

Debra D. Bauchop, City Clerk
City of Bellflower, California

(SEAL)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF BELLFLOWER)

I, **Debra D. Bauchop**, City Clerk of the City of Bellflower, California, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 05-18 adopted by the City Council of the City of Bellflower at the Regular Bellflower City Council Meeting thereof held on the 28th day of March 2005.

In Witness hereof I have hereunto set
my hand and affixed the seal of the
City of Bellflower, California, this 30th
day of March 2005.


Debra D. Bauchop, City Clerk
City of Bellflower, California

View Printing Instructions

SCALE 1" = 150'

REVISED
680228
680229/107
750204
771125405
820308

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF BELLFLOWER** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Approved As To Form:

Office of the County Counsel

By *James M. Acello*
Principal Deputy County Counsel

Stephanie R. Scher
Stephanie R. Scher, City Attorney

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF BELLFLOWER

Debra D. Bauchop
Debra D. Bauchop, City Clerk
(seal)

By Michael J. Egan
Michael J. Egan, City Administrator

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

(for) Anthony P. Kowicz
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2489

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF BELLFLOWER	1989	6275-023-007	\$15,330.00*	PUBLIC PARK

**LEGAL
DESCRIPTION**

RANCHO LOS COYOTES SECTIONS, TOWNSHIP
AND RANGE AS PER PATENTS BK 1 PG 493-494
AND O R M 7425 PG 20-21 E 148.32 FT OF
THAT PART OF SE 1/4 OF SW 1/4 OF SEC 23
T 3S R 12W LYING N OF ALONDRA BLVD

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF BELLFLOWER** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

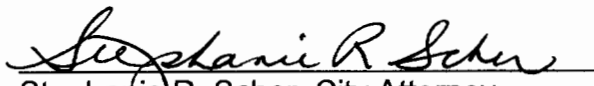
1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
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APPROVED AS TO FORM:

Approved As To Form:

Office of the County Counsel

By 
Principal Deputy County Counsel


Stephanie R. Scher, City Attorney

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF BELLFLOWER

Debra D. Bauchop
Debra D. Bauchop, City Clerk
(seal)

By Michael J. Egan
Michael J. Egan, City Administrator

Board of Supervisors
Los Angeles County

ATTEST:

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Gary J. Kohn
(for) Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2489

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF BELLFLOWER	1989	6275-023-007	\$15,330.00*	PUBLIC PARK

**LEGAL
DESCRIPTION**

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AND RANGE AS PER PATENTS BK 1 PG 493-494
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